GREENING DOWNTOWN

AN URBAN DESIGN STUDY
OF THE
GEORGIA/ROBSON CORRIDOR

PREPARED FOR THE
VANCOUVER CITY
PLANNING DEPARTMENT

June 9, 1982

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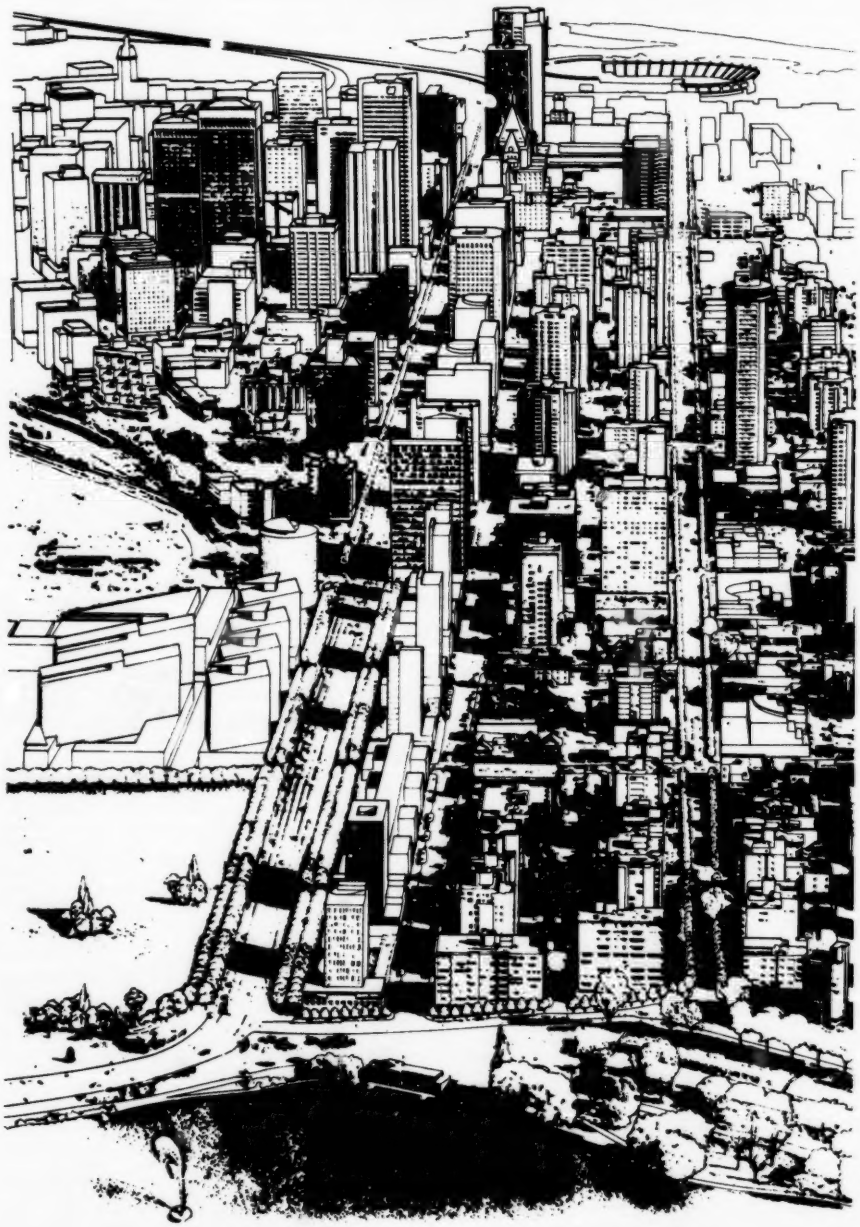

PART 3

TEST SITE
STUDIES

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Part 3 TEST SITE STUDIES

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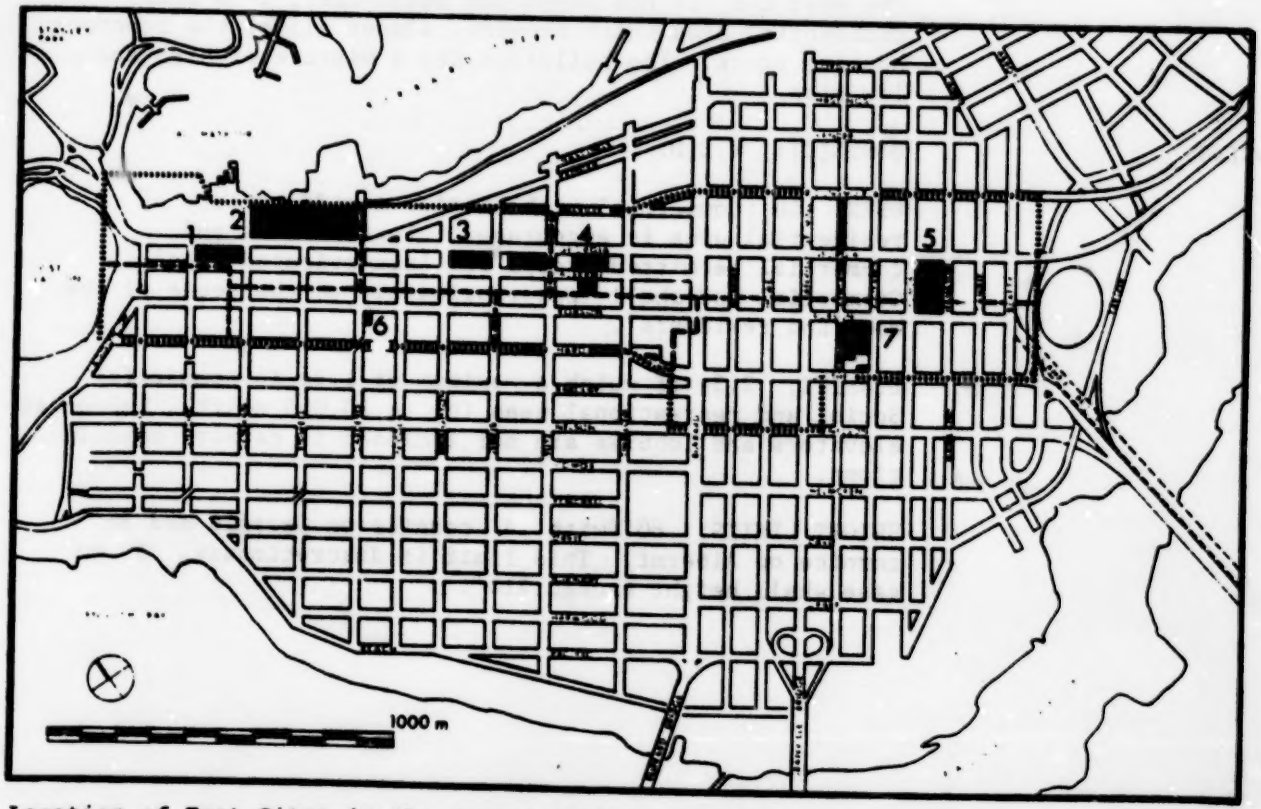
INTRODUCTION

Part 3 of Greening Downtown includes a series of test site studies prepared for various sites throughout the Georgia/ Robson Corridor. These studies served a variety of purposes.

First of all, alternative studies for sites on Georgia Street were intended to assess the merits of the alternative urban design scenarios explored for that street discussed in Part One of the report. Second, the studies were intended to test the feasibility and appropriateness of the guidelines in the process of their development, which in their final form are included in Part Two of the report.

Finally, the studies were employed to test the ideas of landscaping of green courts along Georgia Street, also discussed in Part One. It is important to point out that the test site studies were exploratory, and are included in this document for illustrative purposes only. They do not represent equally desirable solutions for all sites, as the accompanying critical summaries make clear. They must not be viewed as specific design solutions.



Location of Test Sites in the Georgia/Robson Corridor.

TEST SITE 1

STUDY SUB-AREA	West End Georgia Street
OWNER	Carma Developers
DIMENSIONS	462' x 131' 60,522 sq.ft.
BOUNDARIES	North - Georgia South - Alberni East - Denman West - Gilford
THE SITE	TOPOGRAPHY: Site drops 10' from Alberni/Denman to Georgia/Gilford corner BUILDINGS TO BE RETAINED: none
SURROUNDINGS	The Stanley Park entry is one block to the west. Georgia is a major traffic artery giving access to the park and west Vancouver beyond. Harbour Park, across Georgia, (currently a mud flat and marina) affords open views to the water, Stanley Park and the mountains. Denham Street is a local retail and commercial street with heavy but slow-moving traffic. The West End, to the south and south-east, is a dense residential area which provides almost all of the downtown housing stock. The buildings are a mixture of high and low rise.
ZONING	DISTRICT: W.E.D. USES: CH (Commercial with hotel) A wide variety of residential uses is encouraged. Institutions and commercial permitted except for 'sex-oriented uses'. Commercial use shall 'cater primarily to the needs of the West End residents'. DENSITY; 2.5x of which a maximum of 1.2x is commercial Social and recreational uses (up to 10,000 sq.ft., balconies· elevators and lobbies are not included in density calculations. HEIGHT LIMITS: 60' with 24' cornice on Georgia and 36' cornice on Alberni. This limit is discretionary. In no case shall height exceed 210'.

FLOOR AREAS

Residential	144,000
Retail	7,500
Amenity	10,000
Institutional	10,000
Lobby, etc.	5,000
Total:	176,500 sq.ft.
Parking	200 spaces

ISSUES

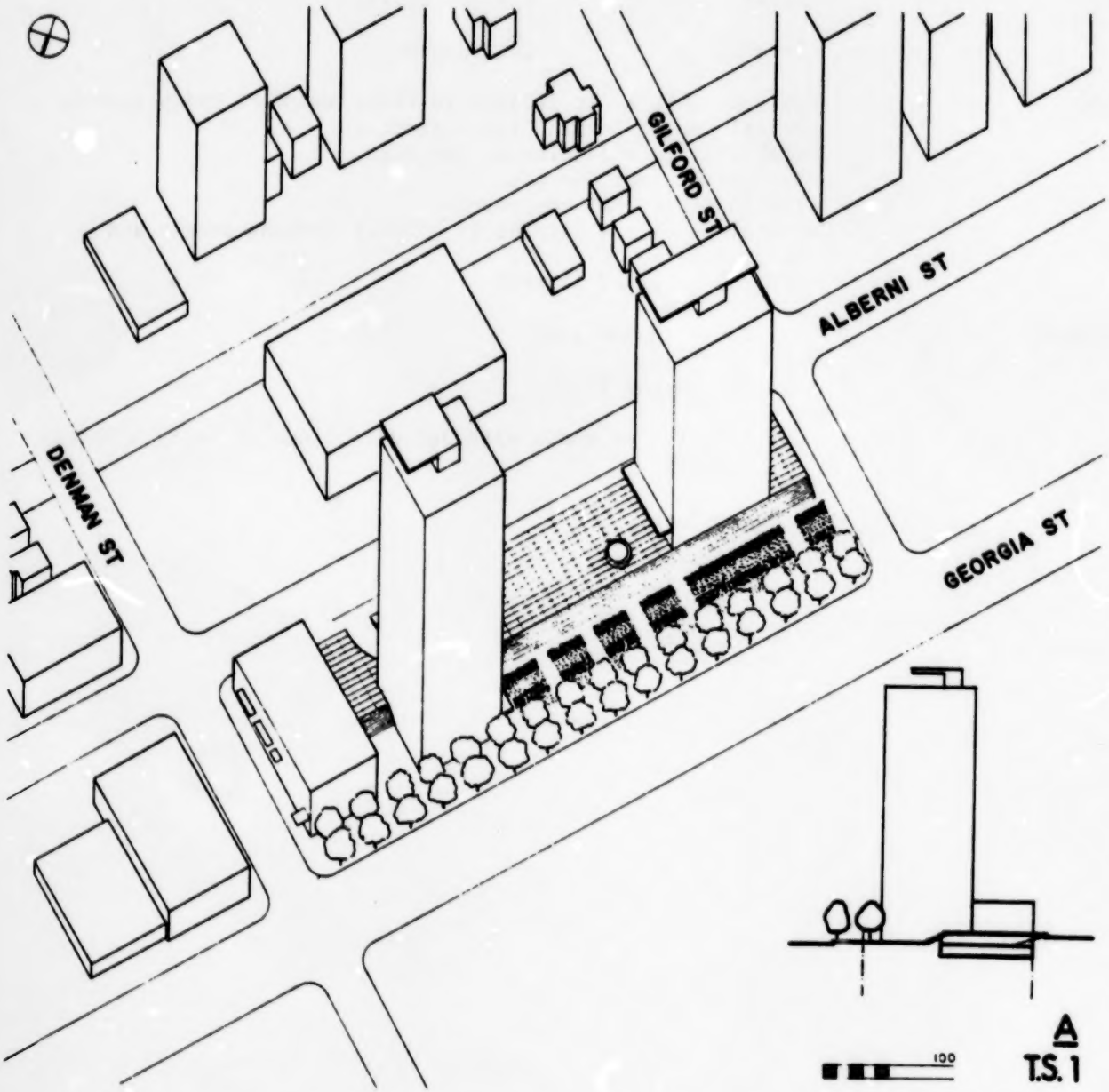
-Height limit as it relates to views and West End precedents.
-Retail use on Denman Street frontage.
-High traffic and noise on Georgia.
-The greening of Georgia.
-The institutional component.
-The slope of the site as it affects parking access and entry levels
-The character of Alberni

VARIANTS

A: Tower in the park

B: 60' height limit

C: Tower(s) on podia with build-to lines at Georgia Street corners


GILFORD ST
ALBERNI ST
DENMAN ST
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A
T.S. 1

TEST SITE 1A

CONFIGURATION

The residential point towers, 22 and 16 storeys, are the principal elements of this scheme. One is located on the build-to set-back line on Georgia Street, the other is sited on the Gilford/Alberni corner, back from the lot-lines in typical West End fashion, leaving a large, mid-block open space. In addition, a small retail-commercial building faces Denman Street, built to the lot-lines as per the recommendation.

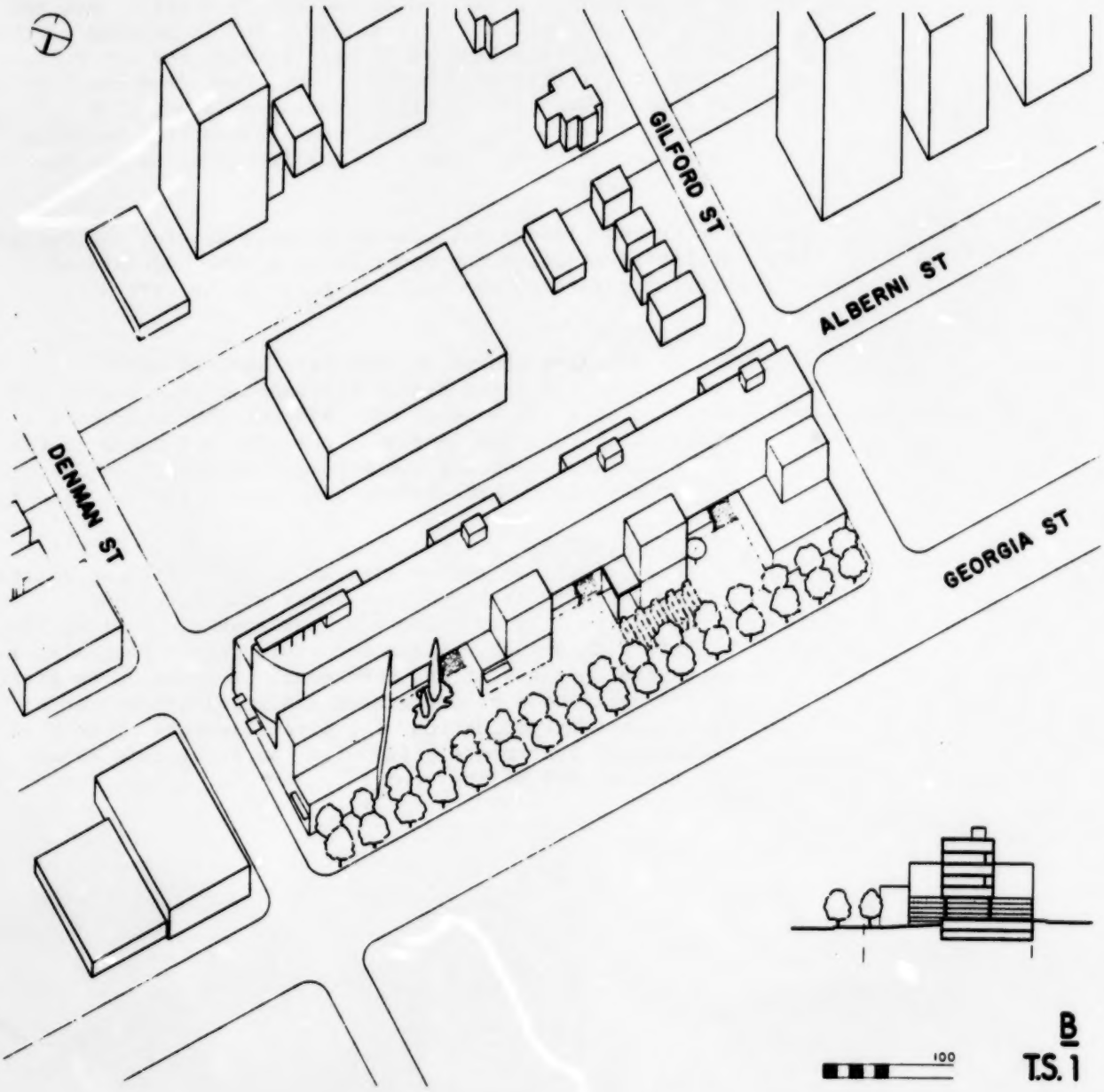
The ground plane steps mid-way between Alberni and Georgia, confining at least the upper level of the underground parking garage to the southern part of the site.

LANDSCAPING

The landscaping scheme on this Test Site is very straightforward, having three distinct elements. The south part of the site is a plaza level with Alberni. Mid-block is a stair which runs the length of the site and makes up the grade difference between Georgia and Alberni. On Georgia Street are flower beds arranged to form a striped pattern.

CRITICAL SUMMARY

As this project is rather similar to many of those existing in the West End it shows both their attributes and deficiencies. It is buildable, marketable, provides its tenants with amenable views and would form a recognizable extension to the West End. However, it contributes little to the definition of Georgia as a significant street and renders the accommodation of program elements other than residential apartments difficult. As such, this scheme is not recommended by the study.



B
T.S. 1

CONFIGURATION

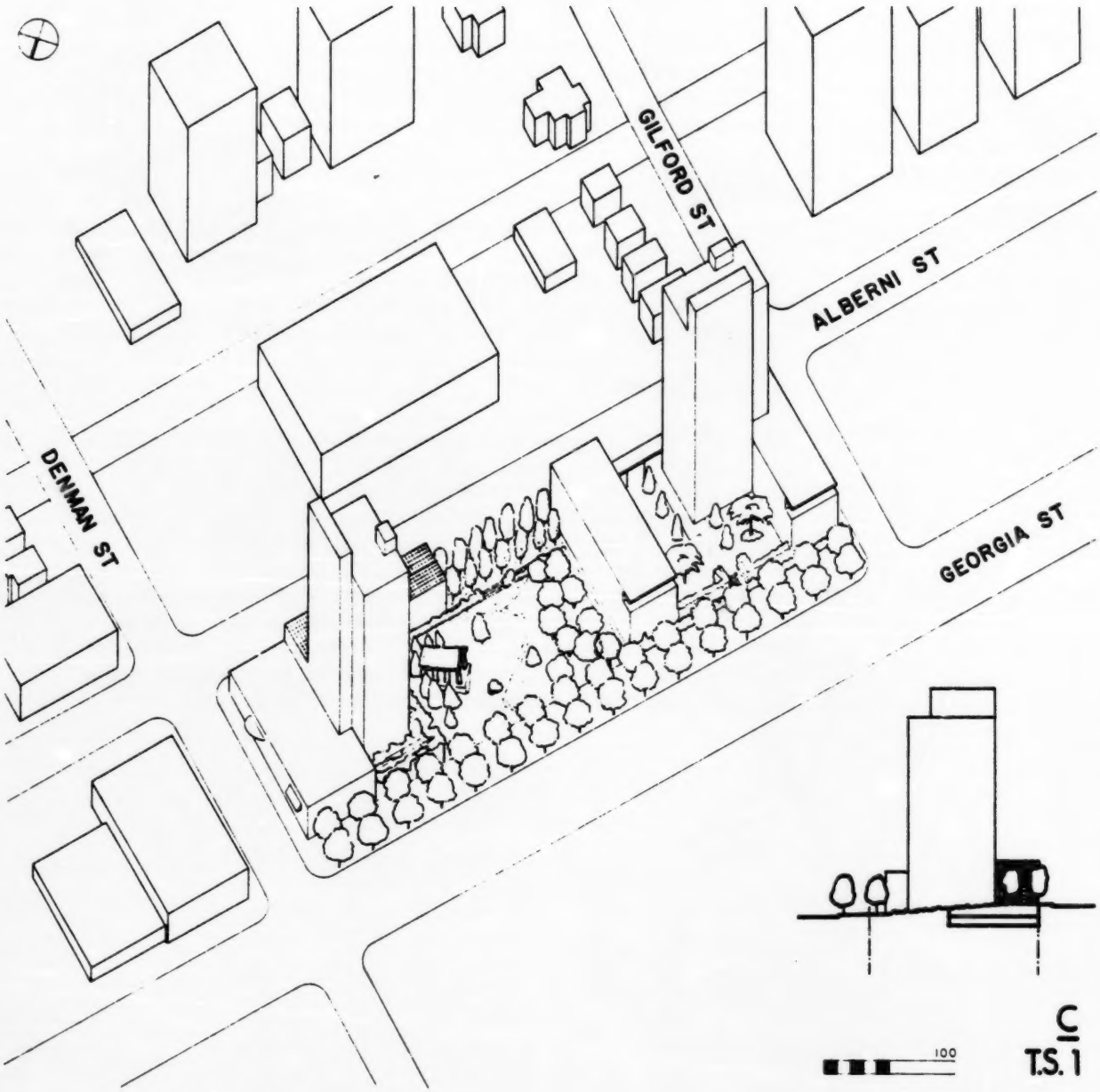
This scheme is comprised of two building types amalgamated into a single structure. At grade there are four podia, containing, variously, Denman Street retail, institutional and collective amenity functions. Perched above these podia is a five-storey residential slab. This, combined with the stepped site profile of variant A:, creates three publicly-scaled porches off Alberni which overlook a Georgia Street Garden and Coal Harbour beyond.

LANDSCAPING

Like the previous scheme, the north part of the site is hard surfaced with stairs at mid-block, though the plaza is now segmented and covered, forming the afore-mentioned "porches". On the north half of the site is a large lawn which could contain a variety of elements. Shown are picturesque planting, hedgerows and a garden umbrella.

CRITICAL SUMMARY

This scheme conforms to the current recommended profile for this area, as illustrated in the Development and Zoning By-Law No. 3575. The scheme is successful in that it provides good accommodation, allows for a variety of program elements and provides sufficient definition to the edge of Georgia Street. It also allows for views to the harbour from grade at Alberni street which is seen as a critical attribute. The scheme is an acceptable proposal for the site, though it must be noted that the bridge-like nature of the building, on which it depends for its desirability, would involve a cost premium.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C
T.S. 1

CONFIGURATION

A combination of low and tall building types makes up this scheme. There are two distinct groupings which enclose a mid-block court. To the east is a low retail building facing Denman. Attached to it is a residential tower and a podium containing institutional and amenity uses. This podium addresses Alberni to the south and the court to the north. The westerly group is made up of two low slab-like residential buildings and a residential tower. The low slabs define a yard which is private to this group of buildings.

The ground plane of the mid-block court follows the natural contours of the site, from Georgia Street with a retaining wall and small podium adjacent to Alberni. Parking is set below Georgia Street level. The private yard is at the level of Alberni with a retaining wall at Georgia.

LANDSCAPING

The mid-block court contains a pavilion which recalls the Lumberman's Arch, the remaining area planted to emulate the 'natural' forest. To the south, it is contained by a double row of trees set on an elevated area, which is associated with the institutional podium.

The edge of the private yard on Georgia is planted with a hedge-row, ensuring both privacy to the yard, and an attractive street wall on Georgia.

CRITICAL SUMMARY

This proposal strikes a balance between the desire to allow views through the site from Alberni and the desire to define the space of Georgia Street. In addition, the variety of building types used in composing the scheme allows for a range of uses to be accommodated. As such, the configurations implied by this test are recommended for the sites on the south side of Alberni from Chilco to Cardero.

TEST SITE 2

STUDY SUB-AREA

West End Georgia Street

OWNER

Westin/Bentall Investments

DIMENSIONS

500' x 990' approximately
440,223 sq.ft.

BOUNDARIES

North - Coal Harbour and the Bayshore Site
South - Georgia Street
East - Cardero
West - Denman

THE SITE

TOPOGRAPHY: The site drops very abruptly from Georgia Street about 18 feet and then remains level to the water's edge.

BUILDINGS TO BE RETAINED: None

Two streets have been introduced to the site for the purpose of this test. One is an extension of Hastings; the other, perpendicular, is an extension of Bidwell. These streets divide the site into four quadrants.

SURROUNDINGS

The western portion of the site is directly on the water with views to Stanley Park and the mountains. The eastern part of the site has the Bayshore Hotel immediately to the north with the water beyond. To the west of the site is Harbour Park, to the east the Golden Triangle. Georgia is its southern border with the West End beyond.

ZONING

DISTRICT: CD-1

DENSITY: 1.62x

HEIGHT LIMIT: 180 feet measured from level of Georgia St.

FLOOR AREAS

	Variant A	Variant B
Residential	800,000	500,000
Commercial	400,000	250,000
Institutional	-	30,000
	1,200,000	780,000

ISSUES

- Permeability of the site to views as opposed to the creation of a street edge on Georgia
- Interpretation of density
- Relationship to future waterfront development
- Public nature of the water's edge
- The greening of Georgia
- The slope of the site
- Introduction of the Hastings extension
- Height limit.
- Retail continuity on Denman

VARIANTS

A: Density calculated on the basis of transfer from the water lot and the Bayshore site.

B: Density calculated on the basis of developable land only.

TEST SITE 2A and 2B

CONFIGURATION

Along the Georgia Street edge of Test Site 2A are five towers, all at the maximum height of 180'. Four of them are residential, and one is an office tower which is at the Georgia/Cardero intersection. The bases of the towers have podia which face Denman, Bidwell and Cardero, containing retail in the case of Denman, and amenity or institutions in the others.

The ground plane in each of the two Georgia Street blocks has been treated differently. The ground plane on the westerly block is level with Georgia, containing parking below with a 'facing' of commercial space which addresses the Hastings extension. On the easterly block, the ground plane follows the natural contours, making the buildings to the north highly visible from Georgia Street.

The northern quadrants of the site are made up of 3 - 5 storey perimeter block commercial buildings, with two mid-block apartment slabs on the west quadrant and a parking garage and recreational facility in the north-eastern block.

The principal open space on the site is a large public square at the foot of Bidwell. In addition, there are garden courts between the Georgia Street towers, a broad (45 feet minimum) water's edge, and a well-defined entrance court to the Bayshore Hotel.

Test Site 2B is identical to the A variant at the lower levels. However, the tower and slab elements have been reduced in height in response to the lower test density.

LANDSCAPING

The westerly Georgia block is edged with arched pergolas. Between the buildings are a playground and a maze.

The easterly block has picturesque planting and two pools connected with an aqueduct.

CRITICAL SUMMARY

The low perimeter buildings define a series of new streets introduced to the site. The common nature of these streets ensures that they will be perceived of as being public, right to the water's edge. The tall elements are arranged with their narrow sides to Georgia, leaving large framed views of the mountains. The slight shift of the buildings from the grid, while admittedly capricious, makes the project appear denser upon entering the city and more transparent upon leaving.

CARDERO

BIDWELL ST

ALBERNI ST

GEORGIA ST

DENMAN ST

100

A & B
(T.S. 2

TEST SITE #3

STUDY SUB-AREA	Georgia Slopes
OWNER	Marathon Realty Company

DIMENSIONS

1300 Block	Part of 1200 Block
396' x 131'	363' x 131'
51,876 sq.ft.	47,553. sq.ft.

BOUNDARIES

North	- Georgia
South	- Alberni
East	- Bute
West	- Broughton
Intersecting Street	- Jervis

West edge of 1200 Block is a 99' x 131' parcel with small structures. This property is now owned by Marathon.

THE SITE

TOPOGRAPHY: 1300 Block drops 35' from Alberni/Jervis to Georgia/Broughton corner.
1200 Block drops 15' from Alberni/Bute to Georgia/Jervis corner.

BUILDINGS TO BE RETAINED: none

SURROUNDINGS

Georgia Slopes is the approach to the downtown business area, though the built form of the area is beginning to resemble the downtown (topographic conditions notwithstanding). To the north-east is the Golden Triangle, a densely built-up commercial zone. Significant views to the mountains occur on the north-east and south-west streets in this area.

To the south is the Robson Street shopping area and the West End.

ZONING

DISTRICT: DD

USES: Office, retail, residential, hotel, light-industrial institutional, social, recreational, cultural, park and open space uses are all permitted. Residential mixed with other uses is encouraged.

DENSITY: 4.0x non-residential with one additional square foot of non-residential for each square foot of residential over the 4.0x limit (maximum total 6.0x).
3.0x maximum residential component.

Not included in density calculations are social and recreational facilities, up to 10,000 sq.ft. per site.

Bonuses may be awarded for the inclusion of public services.

HEIGHT LIMIT: 300'

PARKING: 1 space per 1,000 sq.ft.

FLOOR AREAS

	1300 Block	1200 Block
Commercial	207,504	191,060
Residential	103,752	95,106
Amenity	10,000	10,000
Institutional	10,000	10,000
Total:	331,256	305,318

ISSUES

- Mixed use
- The greening of Georgia
- Slope of site as it affects service and parking access and street level conditions
- The institutional component
- Interest at street level without continuous retail
- Noise levels on Georgia
- Character of Alberni
- Character of the north-south streets
- Build-to lines

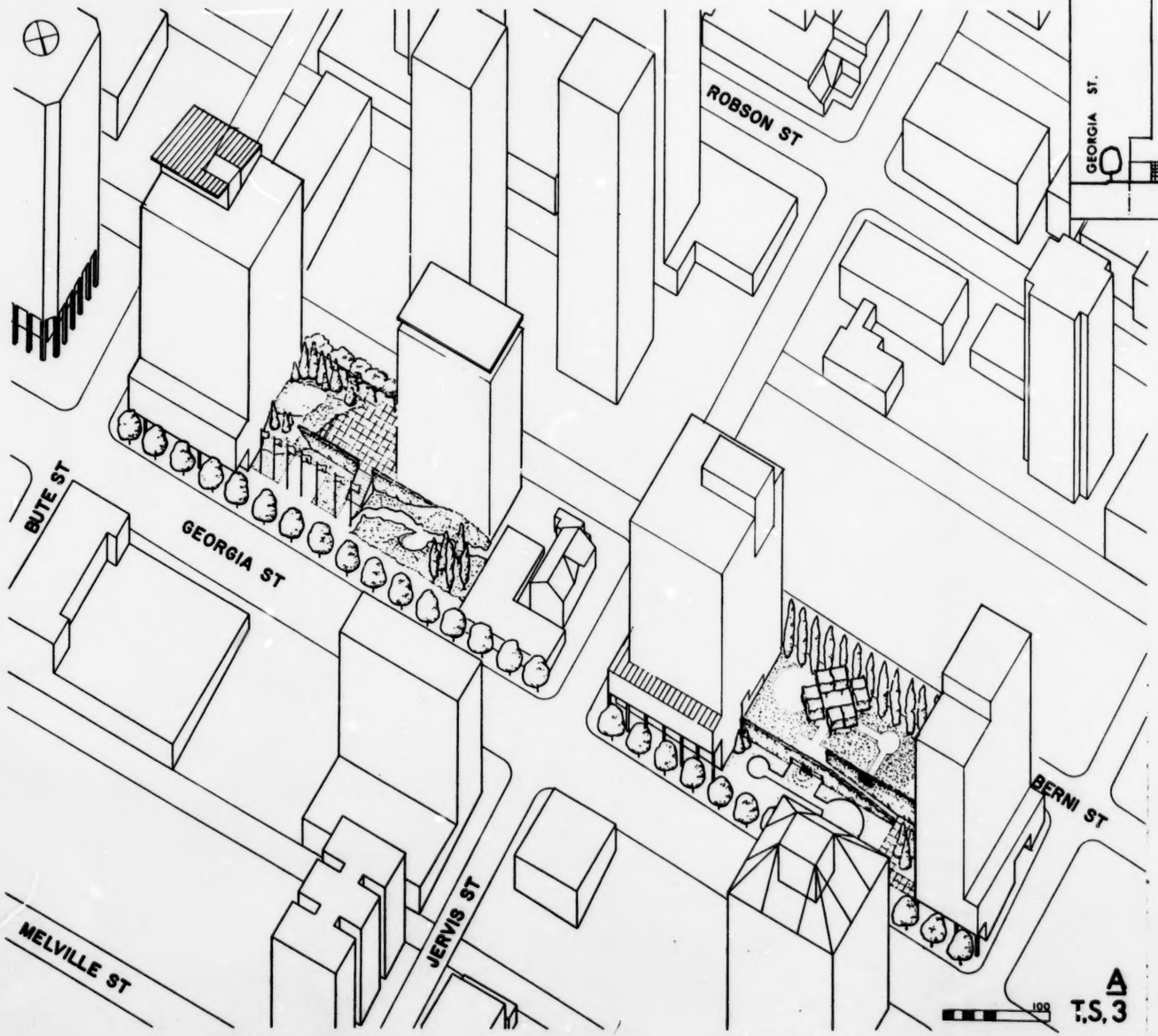
VARIANTS

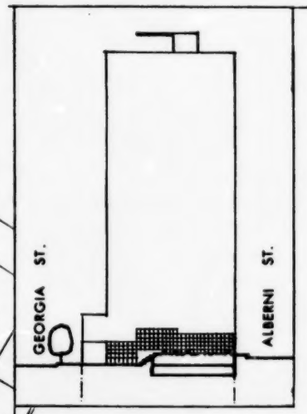
A: Tower in the park

B: Low-rise

C: Towers on podia with build-to lines at Georgia Street.

TEST SITE 3A





CONFIGURATION

This scheme includes four buildings, two residential and two commercial. They range in height from 15 to 18 storeys. The commercial buildings, at the east ends of the two blocks making the test site, are located on the build-to lines and incorporate the recommended arcades. The bases of these buildings are enlarged and would contain institutions or larger than normal office areas.

The residential slab on the east block is a typical double-loaded building. It is oriented so that it forms a partial backdrop to the garden court on Georgia.

The residential slab on Broughton has an enlarged base which could accommodate studios, amenity areas or small offices, thus enabling the residential portion of the building to be set back while still maintaining a minimum height at the build-to line.

The ground plane steps at mid-block, similar to A: Test Site No. 1 and C: Test Site No. 1, though the change in elevation is more pronounced.

LANDSCAPING

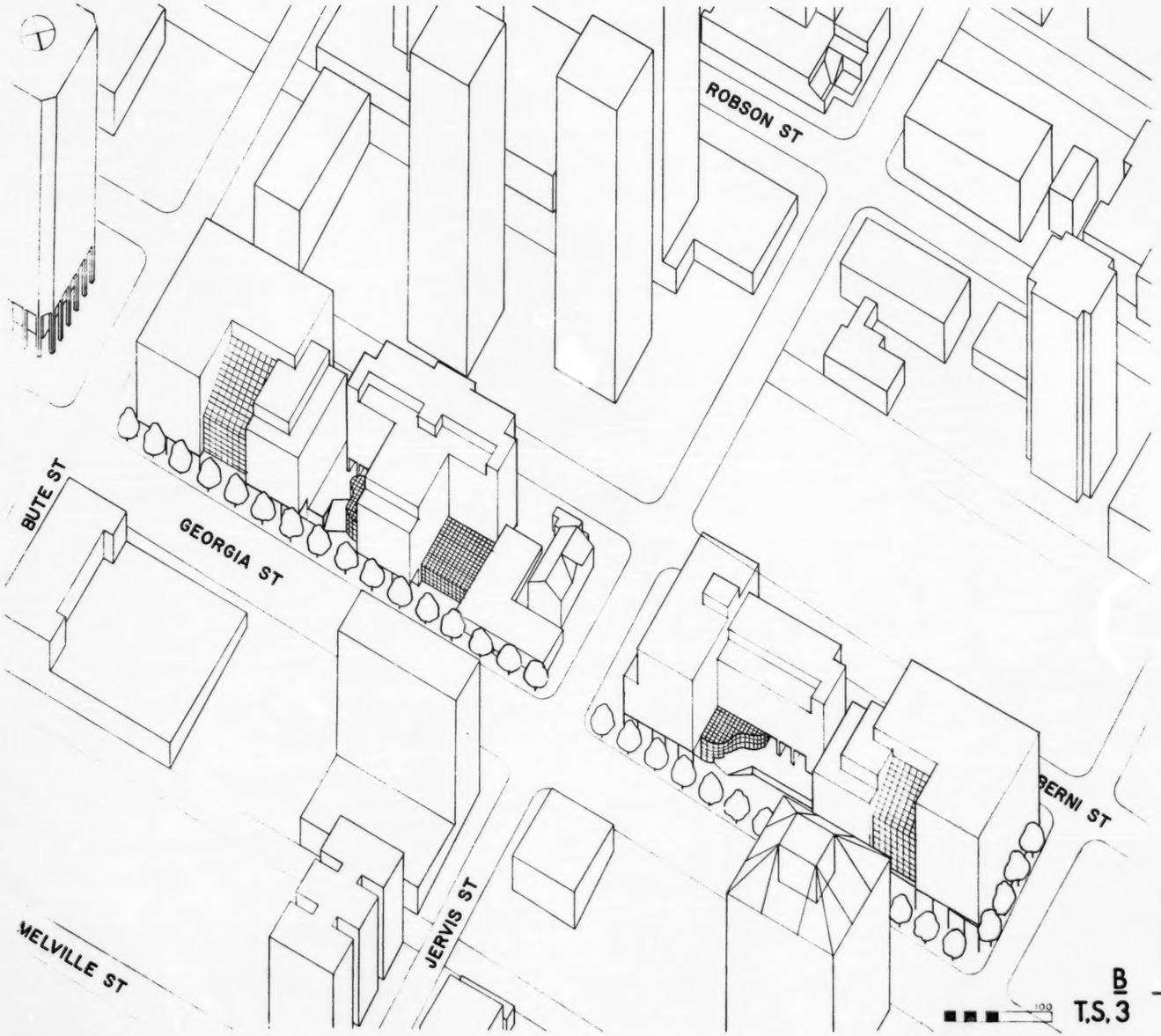
This scheme shows a wide variety of landscaping elements including picturesque planting, flag poles, topiary, pools, hedges and berms. The general configuration is determined by the mid-block level change, using this to differentiate between hard and soft surfaced landscaped areas.

CRITICAL SUMMARY

The buildings shown in this scheme are more or less typical of current standards. They do however make partial concessions to the guidelines, in that they have enlarged bases which come to the lot lines and provide arcades. nonetheless the scheme does not provide enough definition for Georgia Street at this point. The problem could be abated with the addition of large scale free-standing arcades continuously along Georgia.

Perhaps the most significant character of the scheme (as well as 3B and 3C) is the distribution of residential and commercial uses over the two blocks. It is held that transfer of functions to create exclusive residential or commercial blocks, runs counter to the objectivies of mixed-use zoning.

TEST SITE 3B



CONFIGURATION

Like the previous variant, this scheme is comprised of two residential and two commercial buildings. The buildings are as low as possible, 7 - 8 storeys.

The commercial buildings, at the extremities of the site, are atrium types, are on the build-to lines and incorporate arcades.

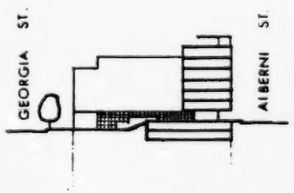
The T-shaped residential buildings use ends of wings to make the build-to lines on Georgia. The building on Jervis adopts a stepped section similar to that of the Broughton Street building in the previous variant. Both residential buildings have covered passages allowing access from either Georgia or Alberni.

LANDSCAPING

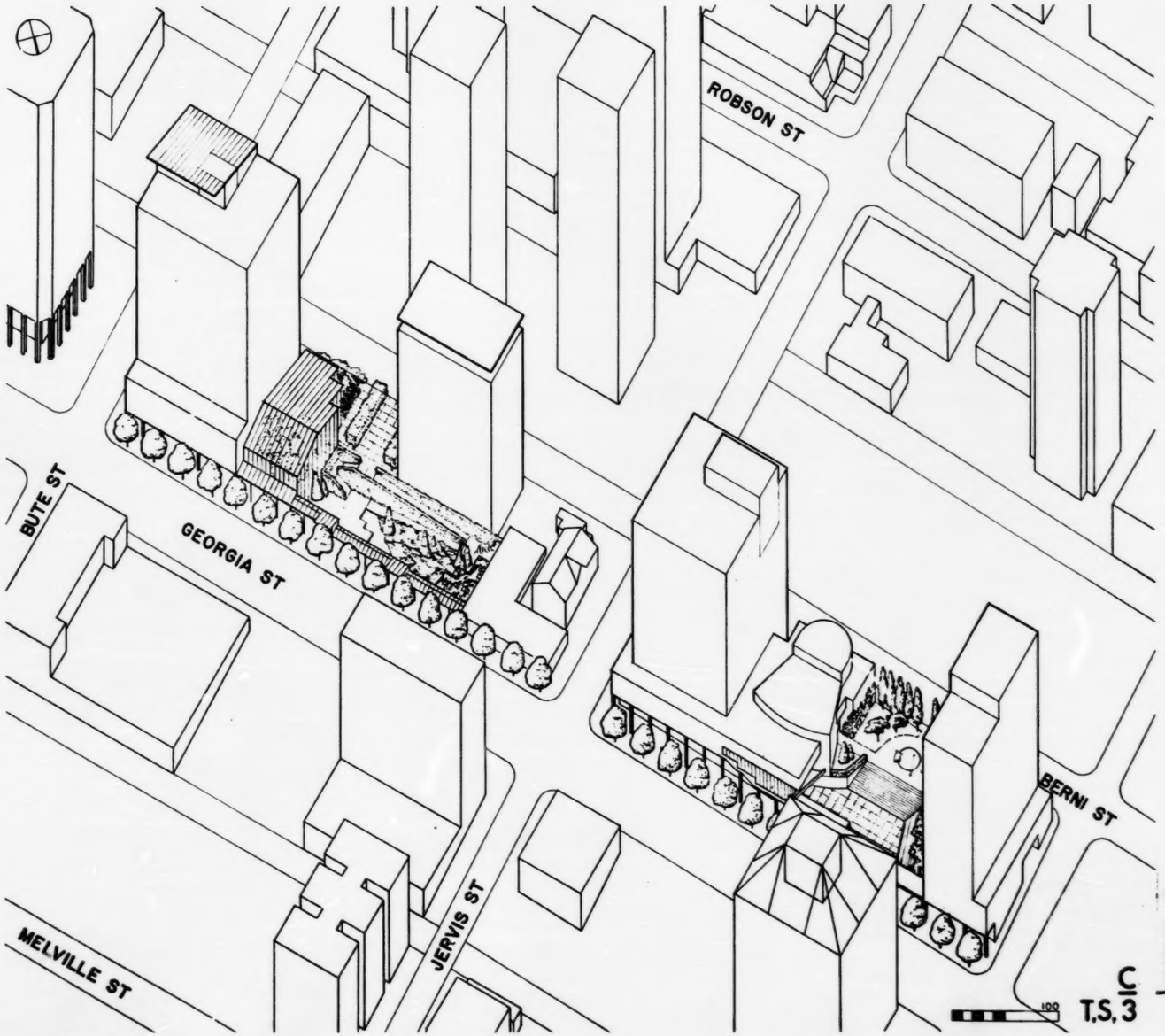
The high degree of lot coverage of this scheme has confined major planting to greenhouse-like atria and podia. What is lost in lessened public exposure could be gained by the potentially exotic nature of these greenhouses.

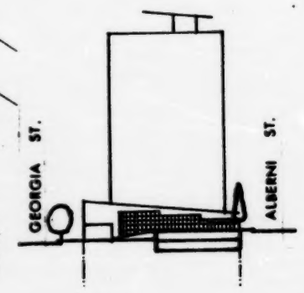
CRITICAL SUMMARY

While satisfactory from the point of creating a defined edge to Georgia Street this scheme has some problems. The density at grade makes the development of courts difficult and minimizes views from Alberni. In addition, the type of building implied by the scheme is untypical of current Vancouver development, and would not be as likely to be built on some others.



TEST SITE 3C





CONFIGURATION

This scheme is identical to A: Test Site No. 3, with the addition of enlarged podia containing institutions or amenity uses.

LANDSCAPING

For detailed identification of landscape elements in this Test Site see 1.3.4, "The Greening of Georgia: the Green Courts".

CRITICAL SUMMARY

The addition of a greenhouse and a theatre podium element, along with continuous arcades to Test Site 3A results in a strong frontage for Georgia Street and well formed courts between the buildings. This test site is seen as a model for development on Georgia Slopes.

TEST SITE 4

STUDY SUB-AREA

Georgia Street downtown

OWNER

Sun Life

DIMENSIONS

Georgia Block	Alberni Block
330' x 131'	165' x 131'
43,230 sq.ft.	21,615 sq.ft.

BOUNDARIES

Georgia	Alberni	north
Alberni	laneway	south
7 storey party wall	5 storey party wall	east
20 storey set back 50'	16 storey party wall	west

THE SITES

TOPOGRAPHY: Each site has a 5' drop from north to south.

BUILDINGS TO BE RETAINED: none

SURROUNDINGS

This site is one one of the highest elevations in the downtown and as such will provide building occupants with good views. While a prime location, the block immediately across Georgia is undeveloped. To the north is the Golden Triangle. To the south is the Robson Street shopping area. Alberni, which bisects the site, has some entertainment uses in this area, but is generally unresolved, as it tends to become the back lane for Georgia.

ZONING

DISTRICT: D.D.

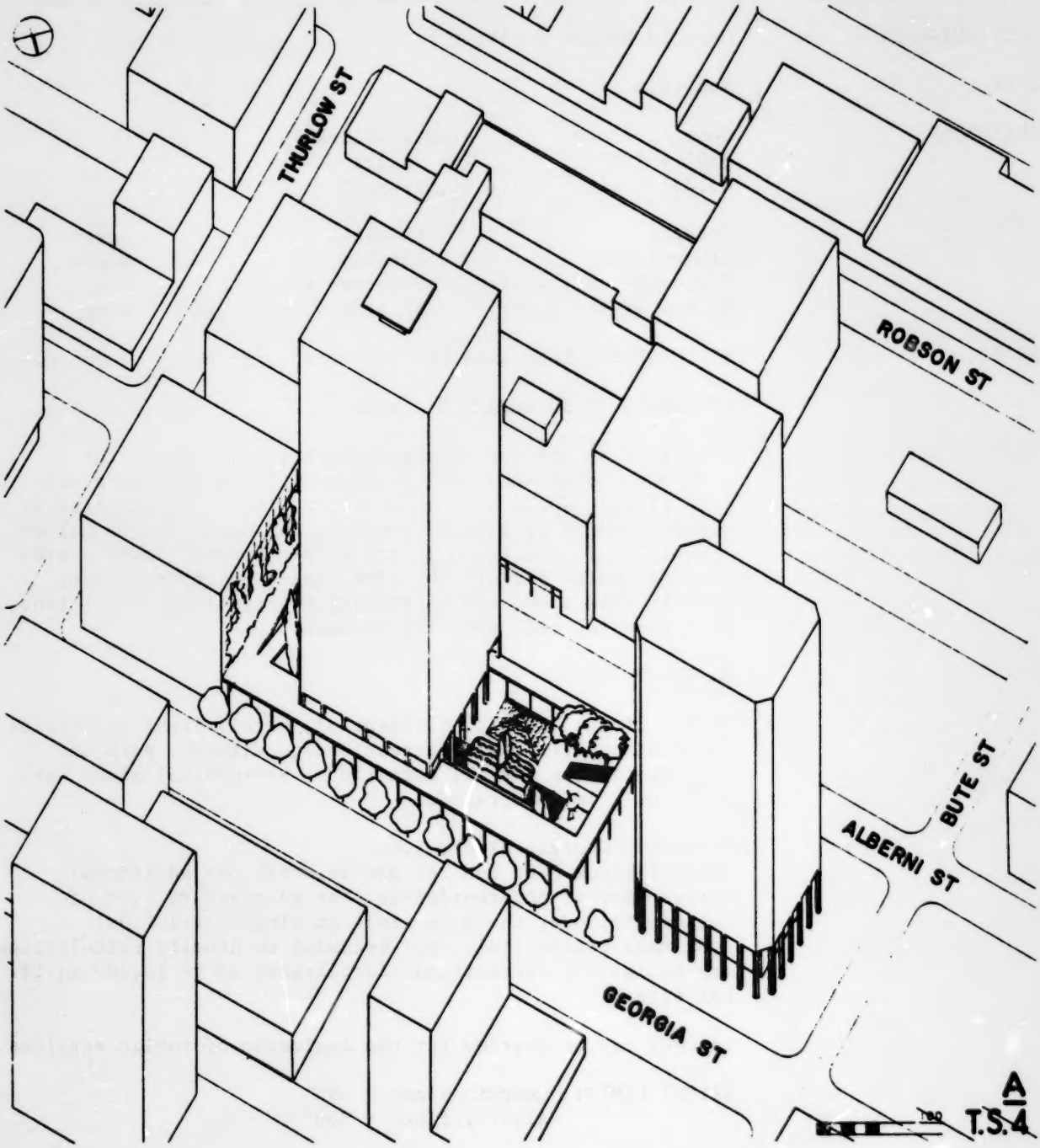
USES: Office, retail, residential, hotel, light-industrial, institutional, social, recreational, cultural, park and open space uses are all permitted. Residential mixed with other uses is encouraged.

DENSITY: Georgia Block, 9.0x
Alberni Block 5.0x non-residential with one additional square foot of non-residential for each square foot of residential over the 5.0x limit (maximum total 7.0x).
3.0x max. residential. Not included in density calculations are social and recreational facilities, up to 10,000 sq.ft. per site.

Bonuses may be awarded for the inclusion of public services.

HEIGHT LIMIT: Georgia Block - 450'
Alberni Block - 300'

PARKING: 1 space per 1,000 sq.ft.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T.S.4

TEST SITE 4A

CONFIGURATION

The Georgia Street portion of this site holds a 27 storey office tower. It incorporates an arcade and is set-back to align with the office building to the west.

The ground plane is stepped at mid-block. A pergola defines the edge of the open space around the building. A 7-storey office slab, built-to the lot line occupies the Alberni Street portion of the test site.

LANDSCAPING

As the guidelines require, the open spaces to either side of the principal tower are enclosed by arcades. Within, a formal garden is developed on two levels, and access is provided to the top of the surrounding arcade. Planting beds and mature trees are included.

CRITICAL SUMMARY

This scheme straightforwardly follows current development norms in the city. The tower is a simple one, and is set in its lot, surrounded by open space. The open space itself, however, is defined only by the perimeter arcade, which is not a strong element with which to attempt to create such definition. At the same time, the arcade is the only element of the scheme which offers definition to the space of Georgia Street.

FLOOR AREAS

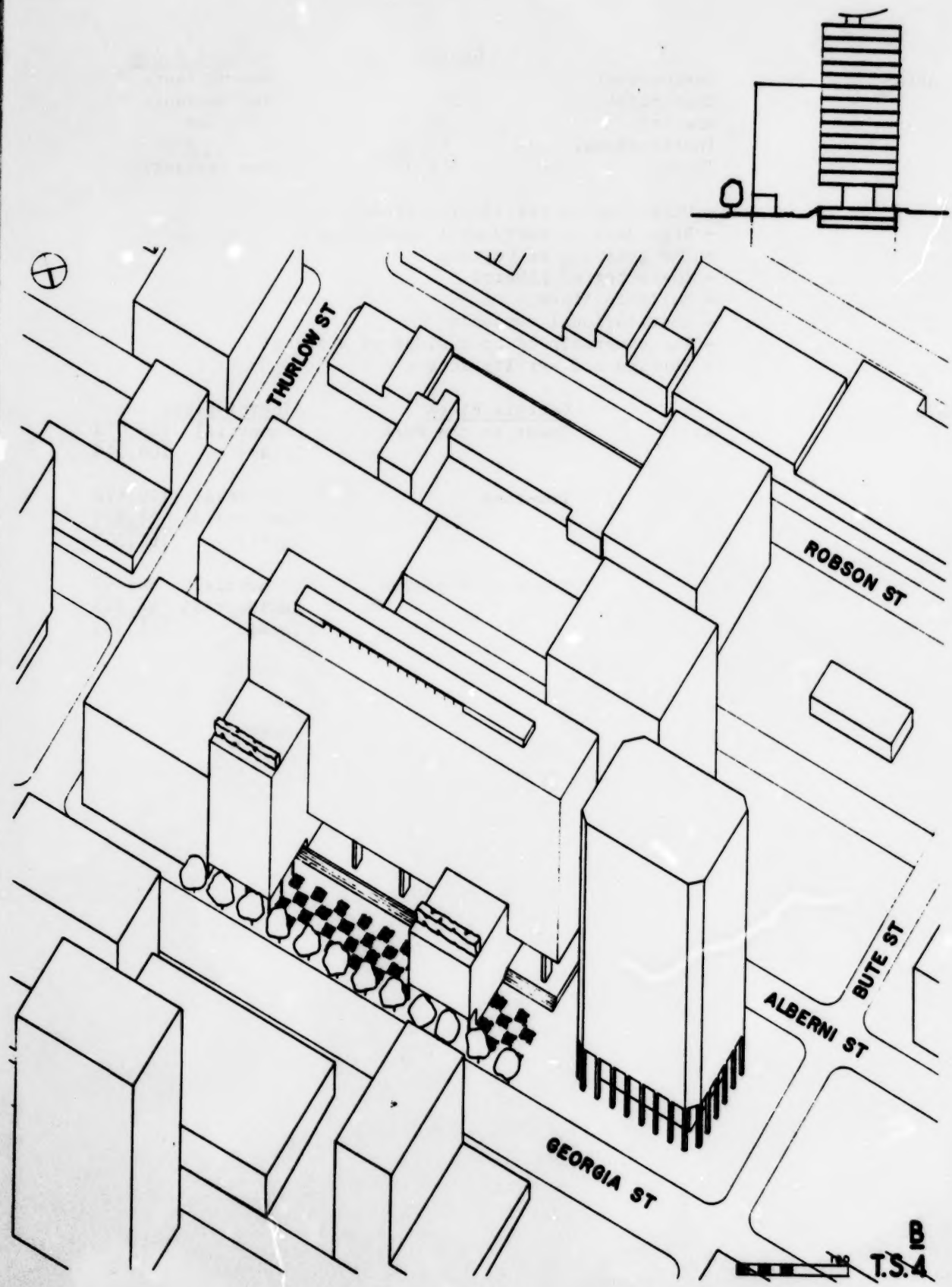
	Georgia Block	Alberni Block
Residential	0	see variants
Commercial	389,070	see variants
Amenity	10,000	10,000
Institutional	10,000	0
Total:	409,070	see variants

ISSUES

- Mixed use on restrictive sites
- High density party wall conditions
- The greening of Georgia
- Character of Alberni
- Build-to lines
- Institutional component
- The ownership of both sides of a street
- Parking and service access

VARIANTS

	Georgia Block	Alberni Block	
A:	Tower in the Park	Commercial	108,075
		Total:	108,075
B:	Low-rise	Commercial	129,690
		Residential	21,615
		Total:	161,305
C:	Tower with podium	Commercial	86,460
		Residential	64,845
		Total:	161,305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TEST SITE 4B

CONFIGURATION

This, a 'low-rise' scheme of 15 storeys, is similar in conception to Test Site No. 1B, in that the main body of the building is elevated, creating a large covered 'porch' from Alberni overlooking Georgia Street. The supporting wings extend to the lot line and incorporate arcades.

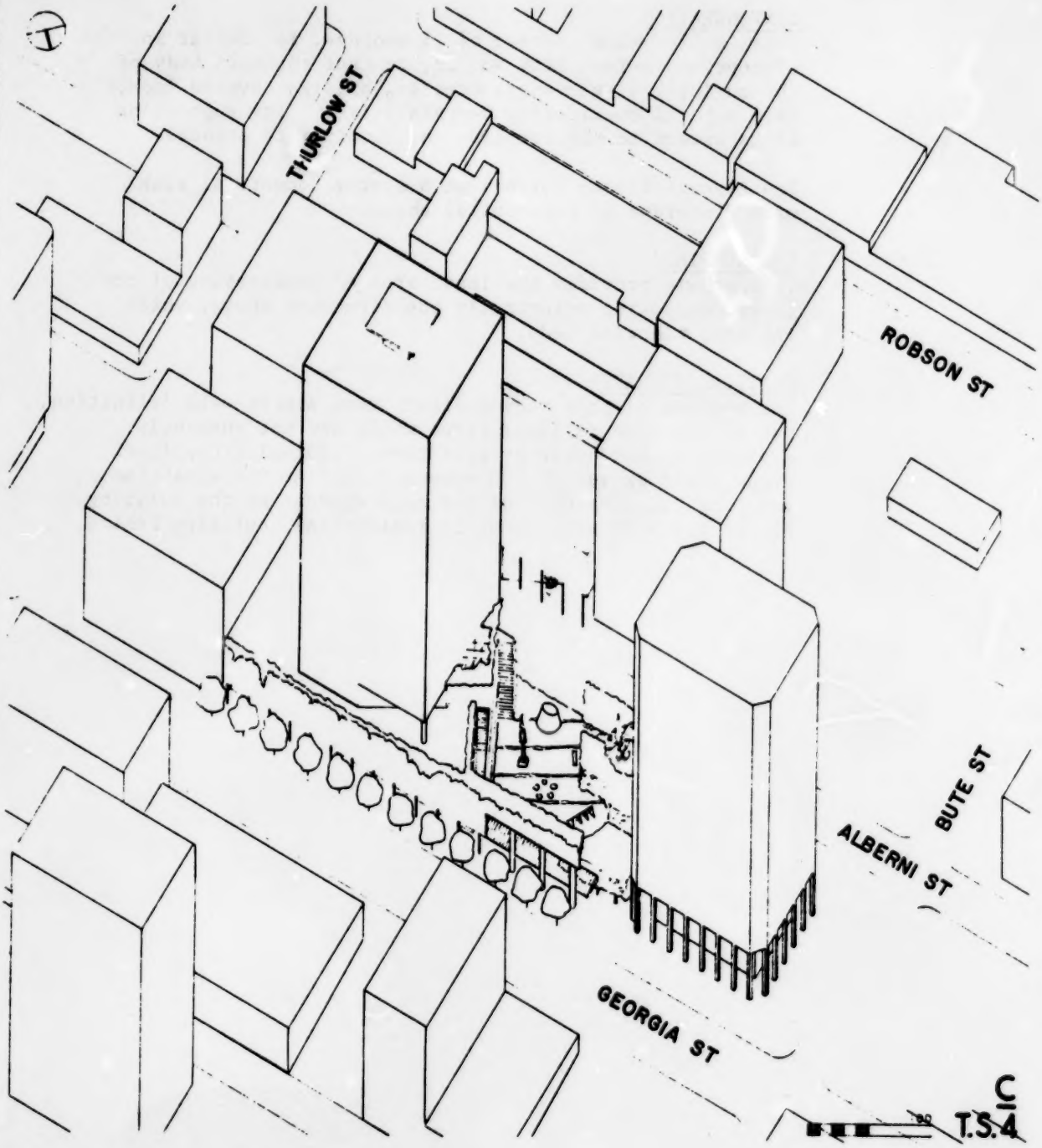
The Alberni Street lot has an 8 storey commercial slab with 2 storeys of residential above.

LANDSCAPING

This scheme provides the least area of landscaping of the three, employing principally the forecourt shown, which includes planting beds.

CRITICAL SUMMARY

The massing of this scheme offers good street wall definition, but is based on building types which are not currently employed in Vancouver at this time. Typical gross floor areas would exceed 20,000 square feet. At the same time, the long building wall of the main element of the building blocks views of the primarily residential building behind.


TITURLOW ST
ROBSON ST
BUTE ST
ALBERNI ST
GEORGIA ST
T.S.4

CONFIGURATION

A tower similar to that on A. Test Site 4C is set on an acraded podium built to the lot line. An open space to the west gives visual access to the Alberni street lot, which has 5 storeys of office with 7 storeys of residential above.

LANDSCAPING

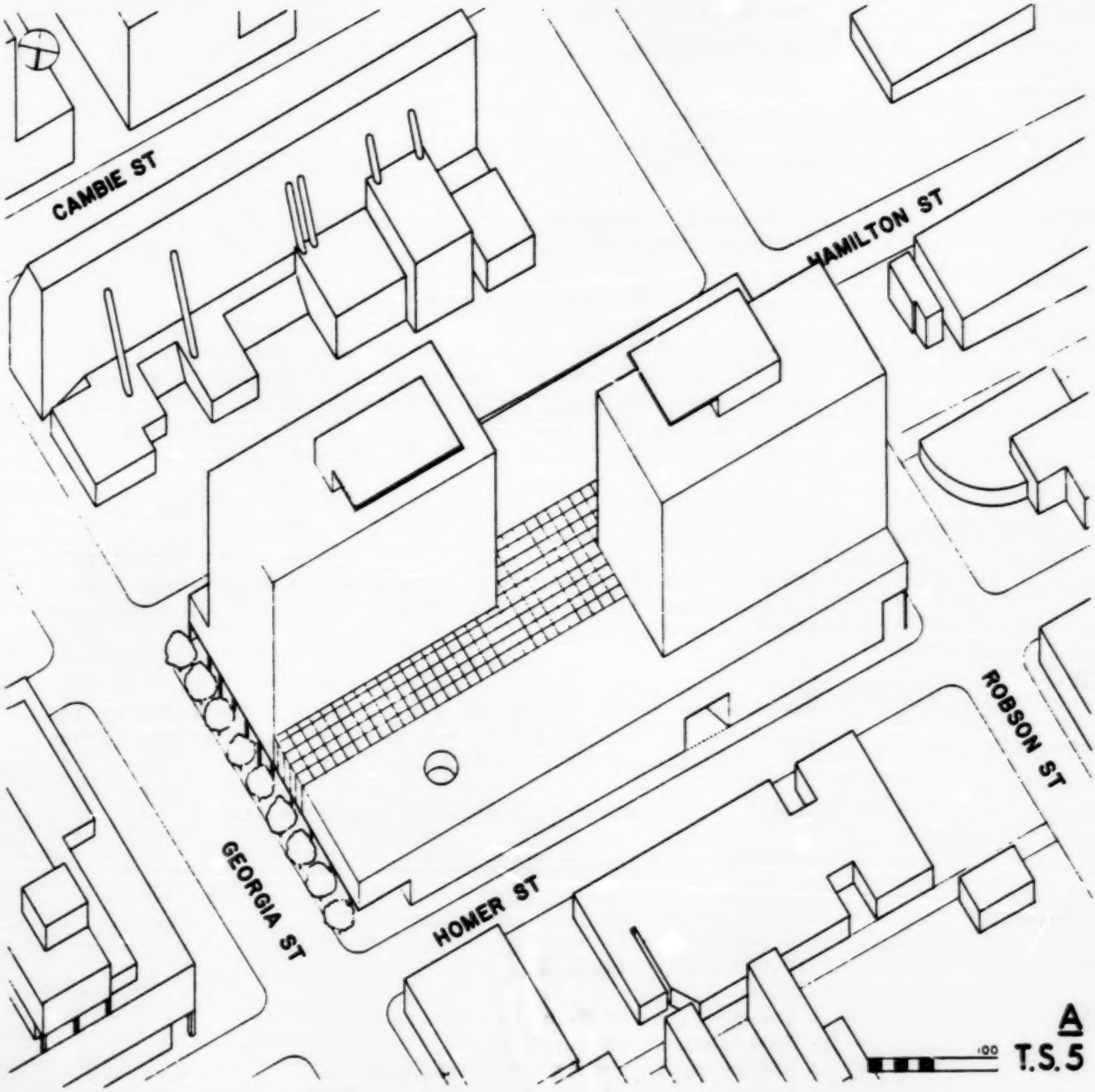
The landscape scheme here develops a green court on the diagonal, leading back to the residential building on Alberni Street. A high screen wall which is hung with planting extends as a screen beyond the end of the podium, providing the continuous pedestrian weather protection called for. A number of areas of dense formal shrubbing are shown.

CRITICAL SUMMARY

This scheme has a massing intermediate between the first two. Street and green court definition are given by a large base 50 feet high along Georgia Stteet, together with its arcade extension. Above this level, a more typical tower form occurs. The green court opens through to the primarily residential building on Alberni Street behind.

TEST SITE 5

STUDY SUB-AREA	B. C. Place Approaches
OWNER	Federal Government
DIMENSIONS	260' x 493' 128,180 sq.ft.
BOUNDARIES	north - Georgia south - Robson east - Hamilton west - Homer
THE SITES	TOPOGRAPHY: The site drops 20' from Seymour/Georgia to Richards/Robson corner BUILDINGS TO BE RETAINED - None
SURROUNDINGS	Georgia in this area is made up of large public institutions and vacant lots. Robson has an array of parking lots and small commercial buildings. To the east is B. C. Place and the amphitheatre. Both Georgia and Robson will become the major pedestrian routes to the 60,000 seat stadium.
ZONING	DISTRICT: D.D. USE: Office, retail, residential, hotels, light industrial institutional, social, recreational and cultural uses are all permitted on this site. Retail is encouraged on Georgia Robson and Hamilton.
DENSITY	5.0x Residential limit within the 5.0x is 3.0x. Amenities up to 10,000 sq.ft. are excluded from density calculations. Bonuses may be awarded for social services. HEIGHT: 150'(discretionary) 450' absolute limit. PARKING: 1 space per 1000 sq.ft.
FLOOR AREAS	640,900 sq.ft. + 10,000 amenity 10,000 institutional
ISSUES	- The greening of Georgia - Institutions on Georgia - Nature of the north-south streets - Pedestrian amenity on Georgia and Robson - Service access without a lane - Heavy pedestrian traffic to Amphitheatre - Georgia versus Robson


CAMBIE ST
HAMILTON ST
ROBSON ST
GEORGIA ST
HOMER ST
100
T.S.5

TEST SITE 5A

CONFIGURATION

This scheme has a two storey podium which covers the entire block. It is bisected by a glazed galleria and has arcades on the Robson and Georgia faces, with service and parking access off Homer and Hamilton.

On top of the podium are two large area office slabs, arranged in diametrical opposition. These slabs meet the 150 foot height limit.

LANDSCAPING

In this scheme the landscaping is concentrated in the interior of the building, along the glazed galleria.

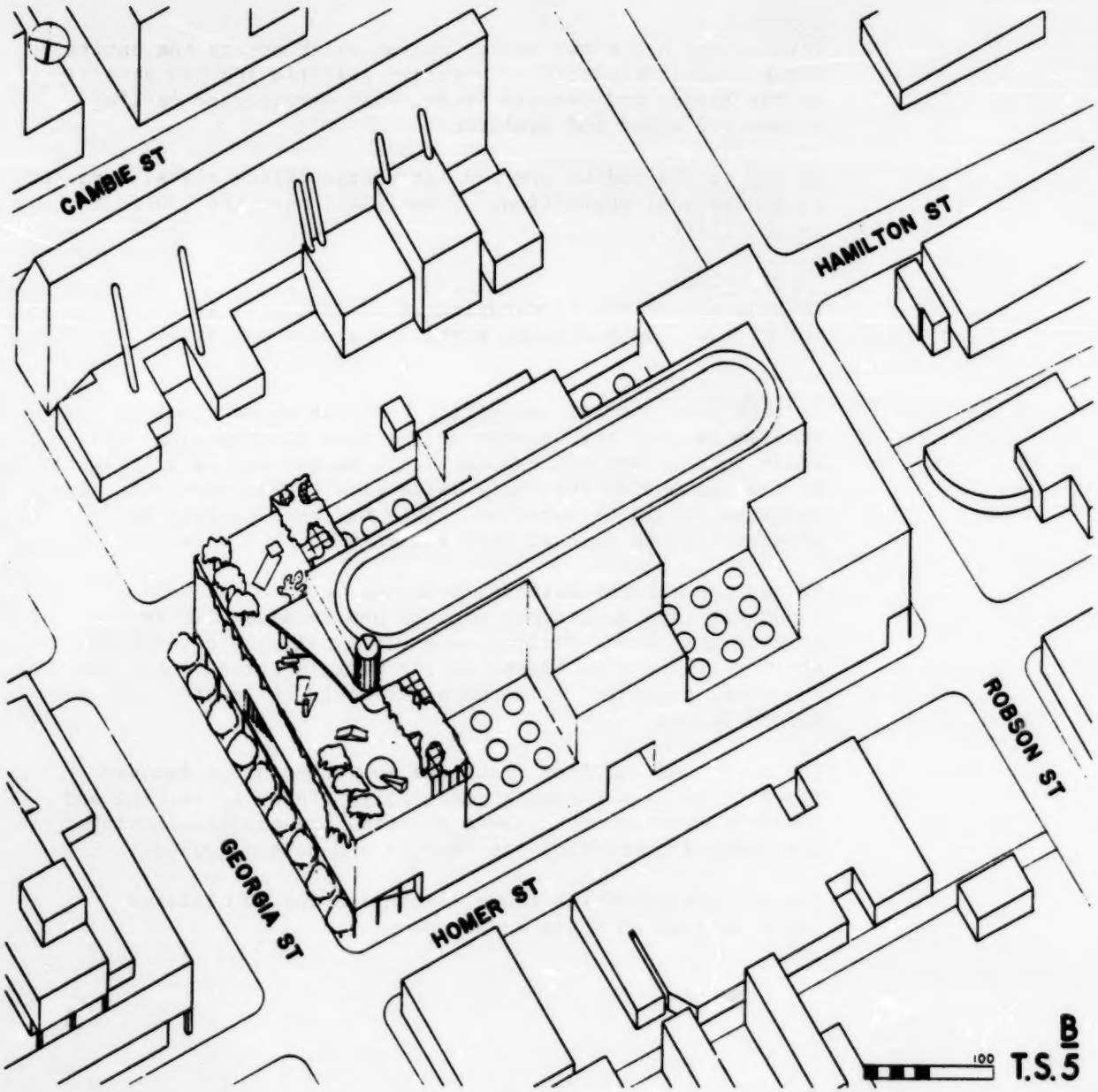
CRITICAL SUMMARY

As this is a special use office building whose specific program is all but unknown at the time of preparing this study certain assumptions have been made. Most significantly is the assumption that very large flow areas, some with high ceilings, would be required. This has been central in determining the form of both variants on this site.

As per the recommendations, both the Georgia and Robson frontages have continuous facades and arcades. It is assumed that areas dealing with 'official' and ceremonial activities would be biased to the Georgia Street entry and the more 'consumer' oriented areas would be located off Robson Street.

The Homer and Hamilton frontages show continuous facades though this is not seen as necessary. Entry to parking and loading areas occur on these streets, thereby eliminating the need for breaking the Georgia and Robson facades.

The staggering of the tower elements helps to maximize light falling on these elements.


CAMBIE ST
HAMILTON ST
ROBSON ST
GEORGIA ST
HOMER ST
100
B
T.S. 5

TEST SITE 5B

CONFIGURATION

This scheme incorporates similar perimeter and podium elements as Test Site 5A, however height has been kept to a minimum, requiring only 7 storeys to contain the program area.

LANDSCAPING

In this scheme, landscaping involves mainly program elements located on the roofs. On the high roof is an eight lap to the mile running track. On the roof overlooking Georgia are pergolas connected to a cafeteria along with a 'crazy golf' course.

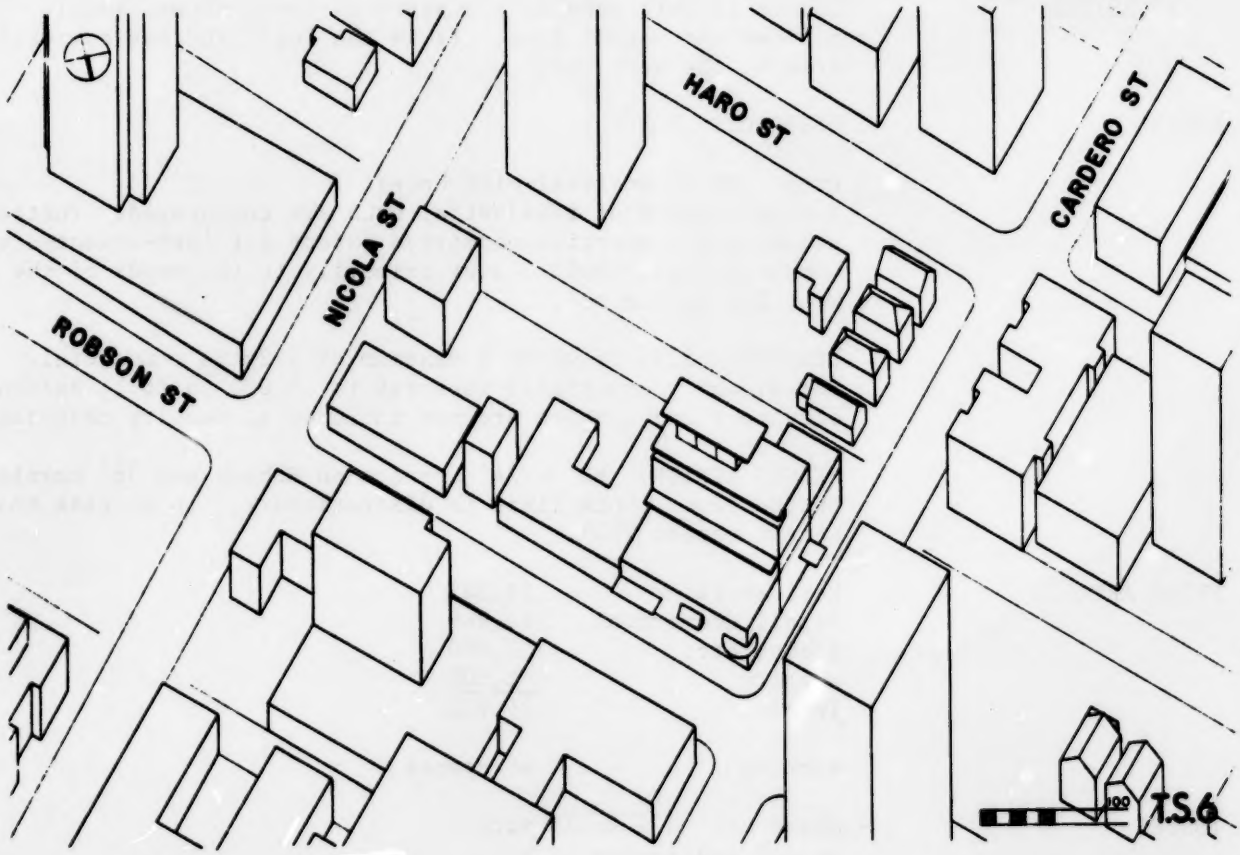
The cornice line is equipped with a planter box, eventually creating a green 'curtain' over the Georgia facade.

CRITICAL SUMMARY

The purpose of this exercise was to see how low a building could be made of the allowable density. As the issues on this site deal primarily with conditions on the perimeter of the block, there is no bias in the study towards either the 'high' or 'low' variants.

TEST SITE 6

STUDY SUB-AREA	Robson Slopes
OWNER	Larkin Enterprises
DIMENSIONS	99' x 131' 12,969 sq.ft.
BOUNDARIES	North - Robson South - laneway East - one storey shop built to lot line West - Cardero
THE SITE	TOPOGRAPHY: Site drops 7' from s-e to Robson/Cardero corner. BUILDINGS TO BE RETAINED: none
SURROUNDINGS	Robson in this area is a mixture of local shops, small offices and vacant lots. It is the least intense commercial area in the West End.
ZONING	DISTRICT: W.E.D USES: CH (Commercial with hotel) A wide variety of residential uses are encouraged. Institutions and commercial permitted except for 'sex-oriented uses' Commercial use shall 'cater primarily to the needs of the West End residents'. DENSITY: 2.5x of which a maximum of 1.2x is commercial. Social and recreational uses (up to 10,000 sq.ft.), balconies, elevators and lobbies are not included in density calculations. HEIGHT LIMITS: 60' w/24' cornice on Robson and 36' cornice on the lane. This limit is discretionary. In no case shall height exceed 210'.
FLOOR AREAS	Residential 19,543 Retail/Commercial 12,969 Lobby, etc. 1,000 Amenity 1,500 Total: 34,922 Parking 40 spaces
ISSUES	- Mixed use on a small site - Retail continuity
VARIANTS	None


HARO ST
CARDERO ST
NICOLA ST
ROBSON ST
100
T.S.6

TEST SITE 6

CONFIGURATION

The scheme for this test site is a small mixed use project. Retail shapes, built to the lot line, face Robson Street, with a floor of office space above. Mid-way on the Cardero face is a lobby which gives access to an apartment block above. Completing the Cardero frontage are direct street access offices or townhouses. Access to underground parking is off the lane, at the south-east corner of the site.

CRITICAL SUMMARY

Test Site 6 conforms to the recommended profile in the Development and Zoning By-Law when applied to a north-south section through the site, however it exceeds the profile when applied to an east-west section. This piercing of the profile is necessary on small corner sites of allowable densities are to be achieved, and desirable for establishing a clear definition for the street space on Robson.

Access to underground parking is purposely kept off the street and away from the entry to the lane at Cardero. This is to allow the Cardero frontage to be useful as entry to upper levels and as street addresses for small ground floor offices.

The amenable combination of uses provided by this scheme is seen as a desirable extension of the existing fabric of this part of Robson Street.

TEST SITE 7

STUDY SUB-AREA	B. C. Place Approaches	
OWNER	various	
DIMENSIONS	Block -	120' x 475 + 120' x 475' 114,000 sq.ft.
	Lots	#1 - 50' x 120' 6,000 sq.ft.
		#2 - 150' x 120' 18,000 sq.ft.
		#3 - 37.5 x 120' 4,500 sq.ft.
		#4 - 37.5' x 120' 4,500 sq.ft.
		#5 - 50' x 120' 6,000 sq.ft.
		#6 - 100' x 120' 12,000 sq.ft.
		#7 - 57' x 120' 9,000 sq.ft.
		#8 - 150' x 120' 18,000 sq.ft.
BOUNDARIES	North - Robson South - Smithe East - Richards West - Seymour	
THE SITE	TOPOGRAPHY: The site drops 20' from the Robson/Seymour corner to Richards/Smithe	
	BUILDINGS TO BE RETAINED: Two parking garages towards the south end of the site.	
	A 20' lane bisects the site.	
SURROUNDINGS	Like the site, the surrounding areas are relatively undeveloped, made up largely of parking lots. A block to the west is Granville Mall, to the south and east is an industrial and service zone. Robson at this point is undefined at its street edges.	
	The location of the B. C. Place amphitheatre at the end of Robson will create substantial pedestrian traffic.	

ZONING

DISTRICT: D.D.

USES: Office, retail, residential, hotel, light industrial, institutional, social, recreational, cultural, park and open space uses are all permitted. Residential mixed with other uses is encouraged.

DENSITY: 4.0x non-residential with one additional square foot of non-residential for each square foot of residential over the 4.0x limit (maximum total 6.0x). 3.0x maximum residential. Not included in density calculations are social and recreational facilities, up to 10,000 square feet per site.

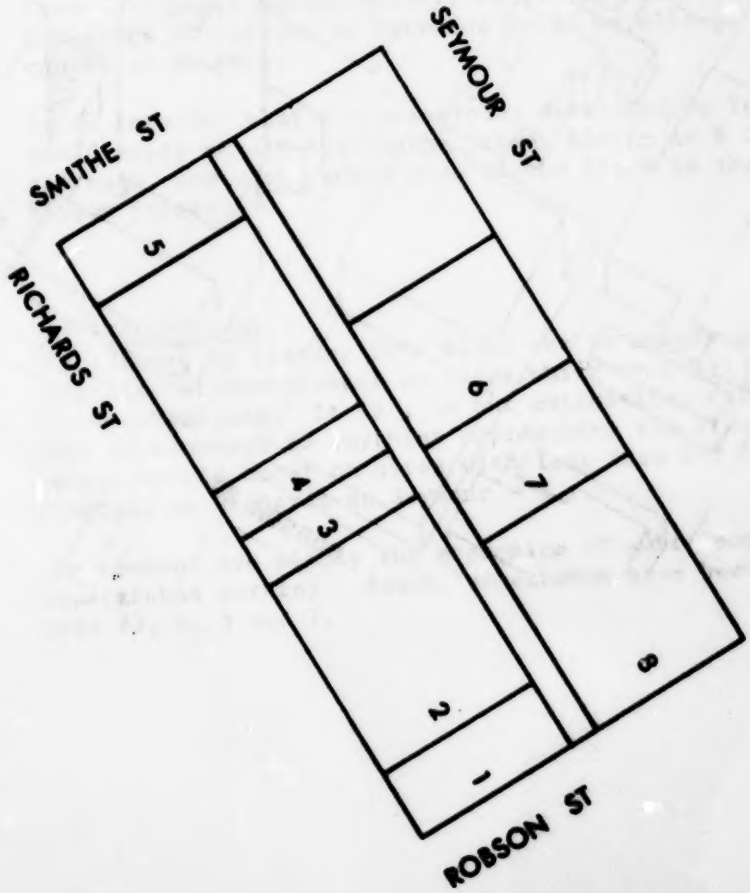
Bonuses may be awarded for the inclusion of public services.

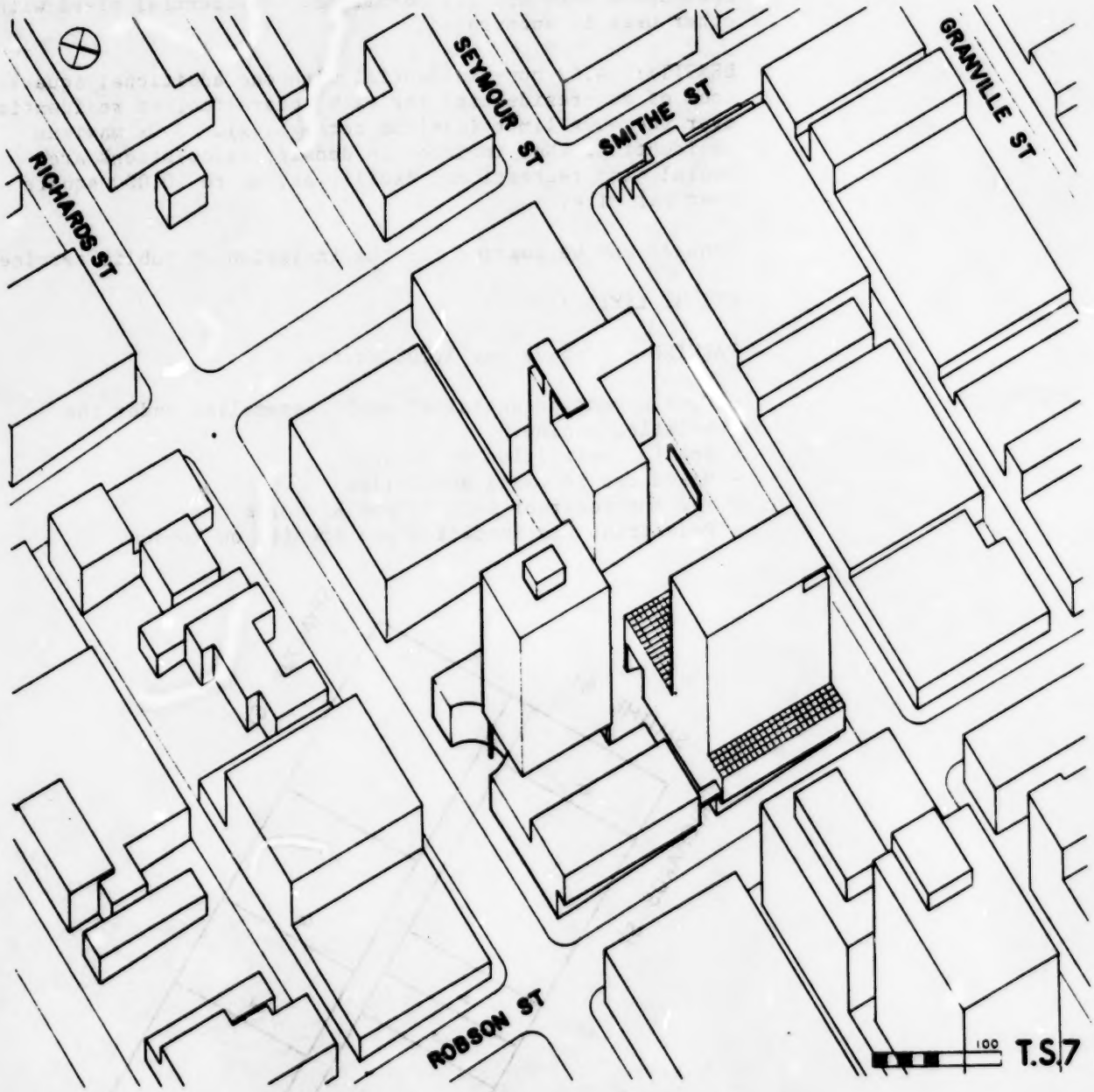
HEIGHT LIMIT - 300'

PARKING - 1 space per 1,000 sq.ft.

ISSUES

- Development potential of small assemblies under the existing zoning.
- Spatial definition on Robson
- Mixed use in small assemblies
- The character of Seymour and Richards
- Pedestrian accommodation and amenity on Robson.




SEYMOUR ST
SMITHE ST
GRANVILLE ST
RICHARDS ST
ROBSON ST
100
T.S.7

TEST SITE 7

CONFIGURATION

Lot No. 1 has a 5-storey retail/commercial building incorporating an arcade. It conforms to the recommended build-to line. The scheme for Lot No. 2 has a two-storey podium with an 11-storey tower above. The podium defines an entry court on Richards and a service court off the lane.

Lot No. 6 shows an 'L' shaped building of 10 storeys which defines a garden entry court. The podium of the building on Lot No. 8 has an arcade with retail shops facing Robson Street. A nine-storey slab is set-back above the podium.

The taller elements of these schemes have been arranged in a checker-board pattern to maximize light and views.

There are no proposals for lots 3, 4 and 5 and 7. The reason for this is discussed below.

The exception to the above is lot #1. By virtue of its frontage on Robson Street, the location is hoped to be of sufficient value to allow for development.

The general schema developed for this test site is one where the Robson Street face is continually built, with these buildings having primary entrances off Robson. Buildings on Seymour or Richards would be allowed entry courts or setbacks.

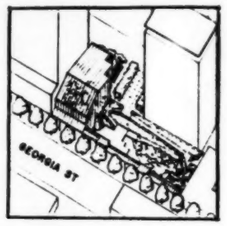
It is intended that the principles developed on Test Site 7 would apply to all the Robson Street blocks in B C Place Approach, where the short side of the block is that facing Robson Street.

CRITICAL SUMMARY

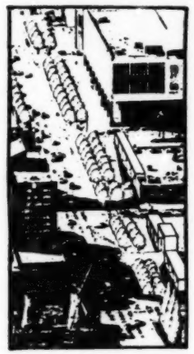
The purpose of testing this block was to assess the viability of development on sites which were not full-block assemblies. It is , in our estimation, unlikely that development to anything approaching the allowable density would occur on sites with less than 100 foot frontage on Richards at Seymour.

The reasons are simply the economics of unit counts and underground parking. Hence, no schemes have been shown for lots #3, 4, 5 and 7.

A proposal for a pedestrian promenade along Georgia Street



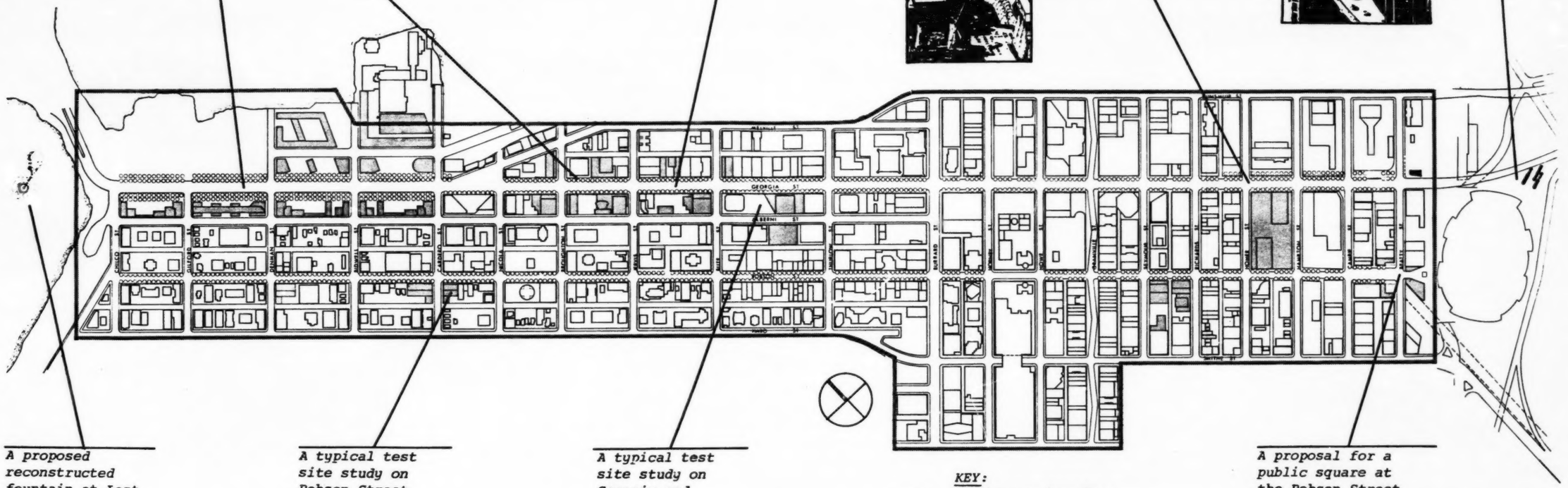
A typical example of a "Green Court" on Georgia Street



A proposal for a pedestrian promenade along Georgia Street to B C Place

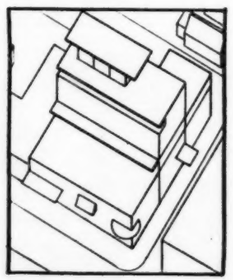
A proposal for a B C Place pylon

Infill street tree-planting on Georgia Street

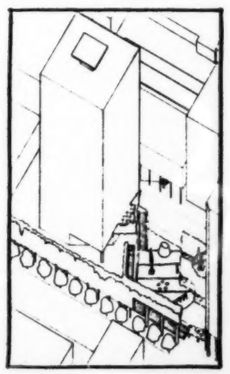


A proposed reconstructed fountain at Lost Lagoon

A typical test site study on Robson Street



A typical test site study on Georgia and Alberni Streets

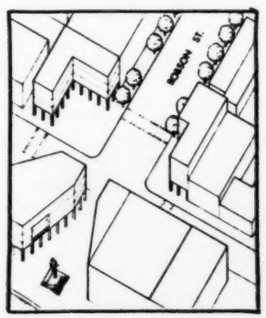


KEY:
- Study area boundary
- Screening elements
- Public tree planting
- Illustrative new private development

GREENING DOWNTOWN

Overall Plan of the Study Area showing a possible composite of public and private interventions recommended for the Georgia/Robson Corridor

A proposal for a public square at the Robson Street entrance to the B C Place Stadium



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